

Authority: Southwest Community Council Report No. 5, Clause No. 9,  
as adopted by City of Toronto Council on May 30, 31 and June 1, 2001  
Enacted by Council: December 6, 2001

## **CITY OF TORONTO**

### **BY-LAW No. 1044-2001**

#### **To amend the Zoning By-law No. 438-86 of the former City of Toronto in respect of the lands known as 151 Tyndall Avenue.**

WHEREAS City Council at its meeting of February 1, 2, and 3, 2000 established the Parkdale Pilot Project for the purpose, among others, of regularizing the numerous bachelorette and rooming house buildings in the Parkdale area; and

WHEREAS the owner of the lands known municipally as 151 Tyndall Avenue has applied for consideration in accordance with the Project process; and

WHEREAS the application meets the criteria and thus it is appropriate to amend General Zoning By-law to permit the proposed use; and

WHEREAS the Council of the City of Toronto has had referred to it a proposed Zoning By-law respecting the site; and

WHEREAS the Council of the City of Toronto conducted a public meeting under Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, regarding the proposed Zoning By-law; and

WHEREAS the Council of the City of Toronto, at its meeting held on May 30, 31 and June 1, 2001, determined to amend the Zoning By-law for the former City of Toronto;

The Council of the City of Toronto HEREBY ENACTS as follows:

#### **EXEMPT PROVISIONS**

- (1) Subject to the requirements of this by-law, none of the following provisions of By-law No. 438-86 being “A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses for lands and the erection and use of certain buildings and structures in various areas of the City of Toronto” as amended, shall apply to prevent the erection or use of a *rooming house* on those lands outlined by heavy lines on Map 1:

#### **BUILDING ENVELOPE**

- (a) Section 6(2) 5(a) (iv) F
- (b) Section 6(3) Part II 5

**MINIMUM ROOM SIZE**

- (c) Section 6(2) 5(a)(i)

**USE**

- (d) Section 6(2) 5(b)  
(e) Section 12(2) 70(ii)

**SUBSTITUTE PROVISIONS**

- (2) No person shall erect or use a *rooming house* on those lands outlined by heavy lines on Map 1 unless:

**BUILDING ENVELOPE**

- (a) no portion of the *rooming house* is located otherwise than wholly within the *building envelope*, exclusive of those building elements set out in Section 6(3) Part II 8 Chart provisions A, B, C, E, L and N, and in Section 6(2) 5(a) (iv) F, of By-law No. 438-86 of the former City of Toronto, as amended;

**NUMBER OF ROOMS**

- (b) no more than nine *dwelling rooms* are provided within the *rooming house*;

**MINIMUM ROOM SIZE**

- (c) no more than one *dwelling room* having a floor area less than 14.0 square metres shall be occupied by two persons; and  
(d) the floor area of any individual *dwelling room* shall not be less than 13.0 square metres.

**DEFINITIONS**

- (3) For the purposes of this by-law:  
(i) *building envelope* means the area shaded by diagonal lines on Map 1.

**GENERAL**

- (4) With the exception of any defined terms to the extent modified by this by-law, all other provisions of By-law No. 438-86 of the former City of Toronto, as amended, continue to apply.

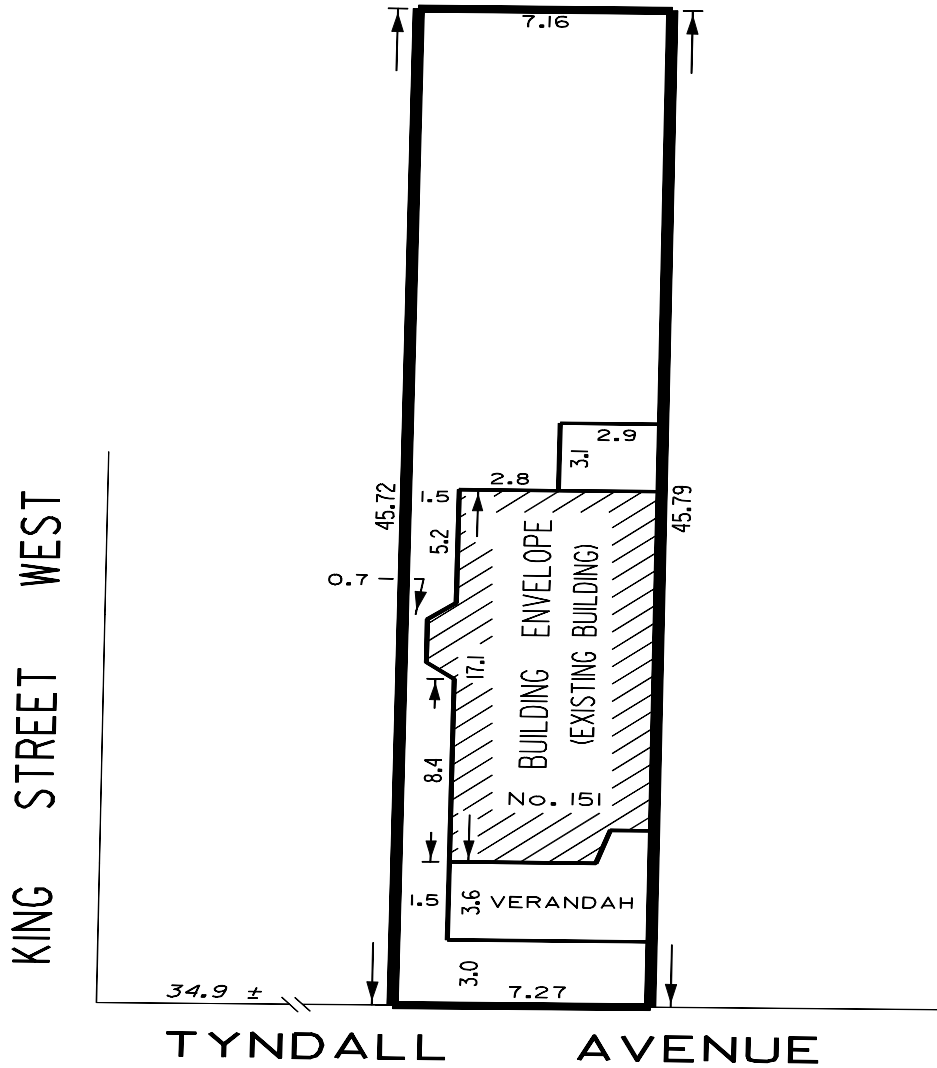
ENACTED AND PASSED this 6th day of December, A.D. 2001.

CASE OOTES,  
Deputy Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

MAP 1



WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO MAY, 2001  
BLO1/151TYN1.DGN  
FILE: D44-Z3  
MAP No. 48G-322 DRAWN: D.R.